

IMPORTANT NOTICE TO APPLICANT:  
Make check for the total Processing Fee Payable to: Board of County Commissioners.

**FOR OFFICIAL USE ONLY:**

Agenda Date: 7-19-13  
Waiver No. D- 23397-1-NEW  
Received Date: 7-9-13

**FEES:**

Number of Sites : ( 1 )

P.W.W.M. ----- \$1,872.00  
D.E.R.M. ----- \$210.00  
**PRINT** \$2,082.00

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$124.92 \*Not applicable within Municipalities  
AMOUNT FOR WAIVER OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR WAIVER WITHIN UNINCORPORATED MIAMI-DADE COUNTY

**APPLICATION FOR WAIVER OF PLAT**

Municipality: UNINCORPORATED Sec.: 1 Twp.: 53 S. Rge.: 41 E. / Sec.: \_\_\_\_ Twp.: \_\_\_\_ S. Rge.: \_\_\_\_ E.

VALUESTORE IT NW 7TH AVE MIAMI PARTNERSHIP

1. Owner's Name: VALUESTORE IT 9401, LLC Phone: 305-7588898 EXT 103

Address: 5803 NW 151ST ST. SUITE 207 City: MIAMI LAKES State: FL Zip Code: 33014

Owner's Email Address: TODD@TARLODPROPERTIES.COM

2. Surveyor's Name: ROYAL POINT SURVEYORS INC Phone: 305 822 6062

Address: 6175 NW 153RD STREET City: MIAMI LAKES State: FL Zip Code: 33014

Surveyor's Email Address: PABLOA@ROYALPOINTLS.COM

3. Legal Description of Cutout Tract: SEE ATTACHED

4. Folio No(s): 303101000 0141 1 303101000 0142 303101000 0140 1 303101000-0010

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: EAST SIDE OF NW 7TH AVE \$ SOUTH OF NW 99TH ST.

7. Present Zoning: BU-2 Zoning Hearing No.: \_\_\_\_\_

**8. Proposed use of Property:**

Single Family Res. (\_\_\_\_ Units), Duplex (\_\_\_\_ Units), Apartments (\_\_\_\_ Units), Industrial/Warehouse (\_\_\_\_ Square .Ft.),  
Business (\_\_\_\_ Sq. Ft.), Office (\_\_\_\_ Sq. Ft.), Restaurant (\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_), Other (\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Waiver of Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): Todd Ruderman

BEFORE ME, personally appeared TODD RUDERMAN this 1 day of JULY, 2013 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESSE my hand and Notary Seal in the County and State last aforesaid this 1 day of July, 2013 A.D.  
CARLOS DIAZ  
My Comm. Expires Sep 9, 2015  
Commission # EE 100504  
Bonded Through National Notary Assn.

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: CARLOS DIAZ)

(NOTARY SEAL)

Sept 9 2013  
(Commission Expires)

EE 100504  
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



WAIVER OF PLAT D-3397-1-NEW  
VALUE STORE-IT NW 7 AVE MIAMI PARTNERSH-  
SEC. 01, TWP. 53 S, RGE. 41 E DISTRICT 3  
ZONING: BU-2 MIAMI-DADE COUNTY

LEGAL DESCRIPTION: (PARENT TRACT)

Parcel I:  
All that part of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East, Miami-Dade County, Florida, lying West of the West Right-of-Way line of the North-South Expressway, according to the plat thereof as recorded in Plat Book 81, at Page 36, of the Public Records of Miami-Dade County, Florida, and lying East of the East Right-of-Way line of Northwest 7th Avenue, said East Right-of-Way line being 50.00 feet East of as measured at right angles and parallel to the West line of the Southwest 1/4 of said Section 1, Township 53 South, Range 41 East; AND

All that part of the West 1/2 of the North 66 feet of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East, Miami-Dade County, Florida, lying Westerly of the Right-of-Way of the North-South Expressway, less the West 50 feet, situated and being in the County of Miami-Dade and State of Florida.

PARCEL II:  
A portion of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1; thence North along the West line of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 338.52 feet; thence North 89°49'15" East along the South line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 50.00 feet to the Point of Beginning of the following described parcel; thence continue North 89°49'15" East along the last described course for 268.38 feet; thence North 0°09'36" East along the Westery Right-of-Way line of Interstate 95 as shown on that certain Right-of-Way Map as recorded in Plat Book 81, Page 36 of the Public Records of Miami-Dade County, Florida for 118.00 feet; thence South 89°49'15" West along a line parallel with and 118.00 feet North of as measured at right angles to the South line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 268.71 feet; thence South along a line parallel with and 50.00 feet East as measured at right angles to the West line of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 118.00 feet to the Point of Beginning, all lying and being in Miami-Dade County, Florida.

PARCEL III:  
A parcel of land located in the Southwest one-quarter of Section 1, Township 53 South, Range 41 East, Miami-Dade County, Florida being more particularly described as follows:

Commence at the Southwest corner of the North one-half of the Southwest one-quarter of the Northwest one-quarter of the Southwest one-quarter of said Section 1; thence run East along the South line of said North one-half of the Southwest one-quarter of the Northwest one-quarter of the Southwest one-quarter of said Section 1, a distance of 50 feet to a point; thence run North along a line 50 feet East of and parallel with the West line of the North one-half of the Southwest one-quarter of the Northwest one-quarter of the Southwest one-quarter of said Section 1 (said line being the Easterly right of way line of Northwest 7th Avenue) for a distance of 118 feet to the Point of Beginning of the tract of land herein-after described; thence continue North along the previously described course for a distance of 161.63 feet to a point; thence run N.89°48'38"E. for a distance of 267.96 feet to a point of intersection with the Westery Right-of-Way of Interstate 95 - State Road No. 9A, as shown on Road Plat Book 81, at Page 36, of the Public Records of Miami-Dade County, Florida; thence run S.08°24'29"E. along said Westery Right-of-Way line for a distance of 13.97 feet to a point; thence run S.00°20'50"W, continuing along said Westery Right-of-Way line for a distance of 147.81 feet to a point of intersection with a line that lies 118 feet North of and parallel with the South line of the said North one-half of the Southwest one-quarter of the Northwest one-quarter of the Southwest one-quarter of said Section 1; thence run S.89°48'38"W. along said parallel line for a distance of 269.11 feet to the Point of Beginning.

Said described parcels of land containing 183,313 square feet (4.21 acres more or less).

LEGAL DESCRIPTION: (PARCEL "A")

A parcel of land located in the Southwest one-quarter of Section 1, Township 53 South, Range 41 East, Miami-Dade County, Florida being more particularly described as follows:

Commence at the Southwest corner of the North one-half of the Southwest one-quarter of the Northwest one-quarter of the Southwest one-quarter of said Section 1; thence run North along a line 50 feet East of and parallel with the West line of the North one-half of the Southwest one-quarter of the Northwest one-quarter of the Southwest one-quarter of said Section 1 (said line being the Easterly right of way line of Northwest 7th Avenue) for a distance of 118 feet to the Point of Beginning of the tract of land herein-after described; thence continue North along the previously described course for a distance of 161.63 feet to a point; thence run N.89°48'38"E. for a distance of 267.96 feet to a point of intersection with the Westery Right-of-Way of Interstate 95 - State Road No. 9A, as shown on Road Plat Book 81, at Page 36, of the Public Records of Miami-Dade County, Florida; thence run S.08°24'29"E. along said Westery Right-of-Way line for a distance of 13.97 feet to a point; thence run S.00°20'50"W, continuing along said Westery Right-of-Way line for a distance of 147.81 feet to a point of intersection with a line that lies 118 feet North of and parallel with the South line of the said North one-half of the Southwest one-quarter of the Northwest one-quarter of the Southwest one-quarter of said Section 1; thence run S.89°48'38"W. along said parallel line for a distance of 269.11 feet to the Point of Beginning.

Said described parcels of land containing 43,560 square feet (1.00 acres more or less).

LEGAL DESCRIPTION: (PARCEL "B")

All that part of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East, Miami-Dade County, Florida, lying West of the West Right-of-Way line of the North-South Expressway, according to the plat thereof as recorded in Plat Book 81, at Page 36, of the Public Records of Miami-Dade County, Florida, and lying East of the East Right-of-Way line of Northwest 7th Avenue, said East Right-of-Way line being 50.00 feet East of as measured at right angles and parallel to the West line of the Southwest 1/4 of said Section 1, Township 53 South, Range 41 East; AND

All that part of the West 1/2 of the North 66 feet of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East, Miami-Dade County, Florida, lying Westerly of the Right-of-Way of the North-South Expressway, less the West 50 feet, situated and being in the County of Miami-Dade and State of Florida.

TOGETHER WITH:  
A portion of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1; thence North along the West line of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 338.52 feet; thence North 89°49'15" East along the South line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 50.00 feet to the Point of Beginning of the following described parcel; thence continue North 89°49'15" East along the last described course for 268.38 feet; thence North 0°09'36" East along the Westery Right-of-Way line of Interstate 95 as shown on that certain Right-of-Way Map as recorded in Plat Book 81, Page 36 of the Public Records of Miami-Dade County, Florida for 118.00 feet; thence South 89°49'15" West along a line parallel with and 118.00 feet North of as measured at right angles to the South line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 268.71 feet; thence South along a line parallel with and 50.00 feet East as measured at right angles to the West line of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 118.00 feet to the Point of Beginning, all lying and being in Miami-Dade County, Florida.

Said described parcels of land containing 139,753 square feet (3.21 acres more or less).

BOUNDARY & TOPOGRAPHIC SURVEY  
FOR WAIVER OF PLAT

A portion of the S.W. 1/4 of the N.W. 1/4 of the S.W. 1/4 of  
Section 1, Township 53 South, Range 41 East  
Miami-Dade County, Florida



LOCATION MAP  
SW 1/4, NW 1/4 OF SECTION 1, TOWNSHIP 53 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1" = 300'

PROPERTY ADDRESS:

Property Address: 9101 & 9401 NW 7 AVENUE, MIAMI, FLORIDA  
Tax Folio #30-3101-000-0141, 30-3101-000-0142,  
30-3101-000-0140 & 30-3101-000-0010

TITLE REVIEW NOTES:

SCHEDULE B - SECTION II

- TITLE COMMITMENT PROVIDED BY:  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
Commitment No.: 01-2010-014939-A2, effective date: January 12, 2010 @ 11:00 PM  
Items 1 through 3: "General & Special Exceptions".
4. Unity of Title recorded in Official Records Book 9144, Page 601, Public Records of Miami-Dade County, Florida. Released of Unity in Official Records Book 21967, Page 2132, Public Records of Miami-Dade County, Florida (Does affect Subject Property - Plotted on Survey)
5. Covenant Running With The Land in Favor of Metropolitan Dade County recorded in Official Records Book 15799, Page 1084, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not Plotable)
6. Easement contained in instrument recorded December 7, 2007, under Official Records Book 26094, Page 2096, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Plotted on Survey)
7. Easement contained in instrument recorded December 7,2007, under Official Records Book 26094, Page 2326, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Plotted on Survey)
8. Easement contained in instrument recorded November 26,2007, under Official Records Official Records Book 26062, Page 2542, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Plotted on Survey)
9. Resolution No 5854 recorded in Official Records Book 2305, Page 220, Official Records Book 6885, Page 175, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Plotted on Survey)

CONTACT INFORMATION

PABLO ALFONSO, PSM  
ROYAL POINT LAND SURVEYORS  
6175 NW 153rd STREET SUITE 321  
MIAMI LAKES, FL 33014.  
OFFICE: (305) 822-6062  
FAX: (305) 827-9669  
EMAIL: pabloa@royalpointls.com

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from field work observations.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY Commitment No.: 01-2010-014939-A2, effective date: January 12, 2010 @ 11:00 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (5J-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown herein.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- ZONING INFORMATION:  
Zoning Classification: BU-2 (Special Business District)  
Source: Miami-Dade County Zoning Department
- Underground utilities are not depicted herein, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown herein.
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to: OPINION OF TITLE.
- Type of Survey: BOUNDARY/ TOPOGRAPHIC SURVEY.
- The North arrow and bearings shown herein are based on an assumed bearing of N.00°00'00"E. along the West line of the S.W. 1/4 of Section 1, Township 53 South, Range 41 East, and all other bearings are relative thereto.
- Flood Zone Data: Community/ Panel #120635/0302/L. Dated: 09/11/2009  
Flood Zone: "X" Base Flood Elevation = N/A
- Elevations shown herein are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: Miami-Dade County Benchmark # L-1-2. El. = +8.33'
- Building Setbacks: Front = 20 feet / Interior = 5 feet / Rear = 0 feet  
Source: Miami-Dade County Department of Planning and Zoning
- Flood Criteria: +5.4' (as shown on AMENDED PLAT OF FLOOD CRITERIA MAPS, as recorded in Plat Book 91, Page 69 of the public records of Miami-Dade County, Florida.)
- Site Development Data:  
Parcels A and B Proposed Usage = Self Storage Facilities  
Existing Office Area = 1,800 square feet  
Existing Storage Area = 69,690 square feet  
New Building Area = 22,396 square feet  
Total Building Area = 93,886 square feet
- All utilities are available for this site.
- This BOUNDARY/ TOPOGRAPHIC SURVEY has been prepared for the exclusive use of the entities named herein. The Certificate does not extend to any unnamed party.
- VALUE STORE IT 9401 LLC  
9101 NW 7 AVE, MIAMI PARTNERSHIP

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Boundary and Topographic Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LAND SURVEYORS, INC.  
LB No. 7282

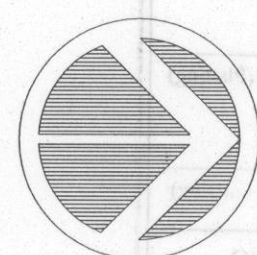
BY: PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5880  
State of Florida  
Date of Survey: 06/26/2013  
Date of Last Revision:

Survey Performed By:  
ROYAL POINT LAND SURVEYORS, INC.  
6175 NW 153rd. Street - Suite 321, Miami Lakes, Florida 33014  
Phone: 305-822-6062/ Fax: 305-827-9669

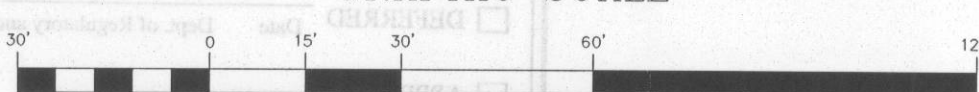
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DRAWN: J.G.  
CHECKED: P.J.A.  
SCALE: N/A  
FIELD DATE: 06/25/2013  
JOB No. RP 13-400  
SHEET:  
1  
OF 2 SHEET





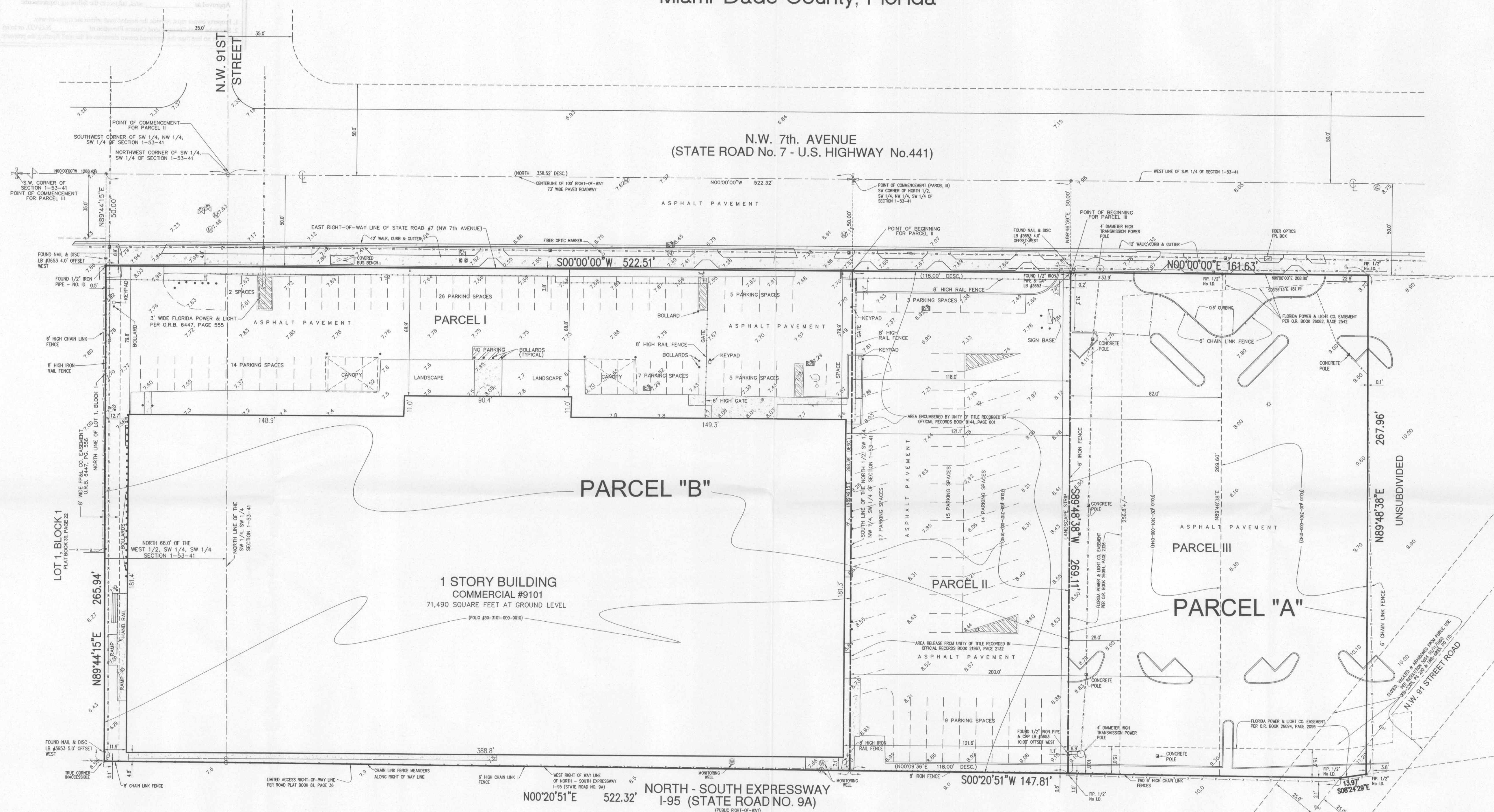
GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

# BOUNDARY & TOPOGRAPHIC SURVEY FOR WAIVER OF PLAT

A portion of the S.W. 1/4 of the N.W. 1/4 of the S.W. 1/4 of  
Section 1, Township 53 South, Range 41 East  
Miami-Dade County, Florida



## LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line
- A=Arc
- BRG=Bearing
- Ch=Chord
- Dr=Delta
- L=Length
- R=Radius
- T=Tangent
- =Diameter
- =Existing Elevations
- =Catch Basin
- =Water Meter
- =Electric Box
- =Sanitary Manhole
- =Sprinkler Pump
- =Wood Pole
- =Conc. Pole
- =Light Pole
- =Fire Hydrant
- =Water Valve
- =Inlet
- =Cable TV Box
- =Electric Meter Box
- =Traffic Signal Box
- =Gas Valve
- =Monitoring Valve
- =Manhole
- A/C=Air Conditioner
- Conc.=Concrete
- C.B.S.=Concrete Block & Stucco
- D.E.=Drainage Easement
- D.M.E.=Drainage Maintenance Easement
- F.D.H.=Found Drill Hole
- F.F.E.=Finish Floor Elevation
- F.I.P.=Found Iron Pipe/Pin
- F.I.R.=Found Iron Rebar
- F.N.=Found Nail
- F.N.D.=Found Nail & Disc
- F.P.L.=Florida Power Light Transformer
- H.=Height
- L.M.E.=Lake Maintenance Easement
- (M)=Measured
- (P)=Plotted
- P.O.B.=Point of Beginning
- P.O.C.=Point of Commencement
- (R)=Record
- Res.=Residence
- SP/R=Set Iron Pin/Rebar
- S=Spread
- U.E.=Utility Easement

## CONTACT INFORMATION

**PABLO ALFONSO, PSM**  
**ROYAL POINT LAND SURVEYORS**  
6175 NW 153rd STREET SUITE 321  
MIAMI LAKES, FL 33014.  
OFFICE: (305) 822-6062  
FAX: (305) 827-9669  
EMAIL: pabloa@royalpointlands.com

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Boundary and Topographic Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LAND SURVEYORS, INC.  
LB No. 7282

BY:   
PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5880  
State of Florida  
Date of Survey: 06/26/2013  
Date of Last Revision:

Survey Performed By:  
ROYAL POINT LAND SURVEYORS, INC.  
6175 NW 153rd Street - Suite 321, Miami Lakes, Florida 33014  
Phone: 305-822-6062 / Fax: 305-827-9669



LAND SURVEYORS, INC.

LB# 7282

6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL 33014 \*\* TEL. 305-822-6062 \*\* FAX 305-827-9669

PREPARED FOR:  
VALUE STORE-IT NW 7 AVE. MIAMI PARTNERSHIP  
VALUE STORE-IT 9401 LLC  
9101 & 9401 NW 7th AVENUE, MIAMI FLORIDA

BOUNDARY SURVEY FOR  
WAIVER OF PLAT

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 30'
FIELD DATE: 06/25/2013
JOB No. RP 13-400
SHEET:
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OF 2 SHEET

RECORD OF REVISION

DESCRIPTION

DATE

NO.

BY

DATE

DESCRIPTION

NO.

BY

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DESCRIPTION

NO.

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